

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re 261 EAST 78 REALTY

Case No. 11-15624 (reg)

Debtor

Reporting Period: Aug-13

Federal Tax I.D. # 20-8734693

SINGLE ASSET REAL ESTATE COMPANIES

File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)	X	
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)	X	
Copies of bank statements		X	
Cash disbursements journals			
Statement of Operations	MOR-2 (RE)	X	
Balance Sheet	MOR-3 (RE)	X	
Summary of Unpaid Post-petition Debts	MOR-4 (RE)	X	
Copies of tax returns filed during reporting period			
Rent Roll	MOR-5 (RE)	X	
Payments to Insiders and Professional	MOR-6 (RE)		
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)		
Cash Flow Projection	MOR-7 (RE)	X	
Debtor Questionnaire	MOR-8 (RE)	X	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor

Date

Signature of Authorized Individual* /s/ Lee Moncho

Date 9/18/2013

Printed Name of Authorized Individual Lee Moncho

Date 9/18/2013

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

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In re 261 EAST 75 REALTY
DebtorCase No. 11-15624
Reporting Period: Aug 2013**SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS**

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the three bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CONT)]

	BANK ACCOUNTS		
CASH BEGINNING OF MONTH	11259.02		
CASH SALES	52963.94		
ACCOUNTS RECEIVABLE - PREPETITION			
ACCOUNTS RECEIVABLE - POSTPETITION			
LOANS AND ADVANCES			
SALE OF ASSETS			
OTHER (ATTACH LIST)			
TRANSFERS (FROM DIP ACCTS)			
TOTAL RECEIPTS	52963.94		
NET PAYROLL			
PAYROLL TAXES			
SALES, USE, & OTHER TAXES			
INVENTORY PURCHASES			
SECURED/ RENTAL/ LEASES			
INSURANCE			
ADMINISTRATIVE	50626.75		
SELLING			
OTHER (ATTACH LIST)			
OWNER DRAW *			
TRANSFERS (TO DIP ACCTS)			
PROFESSIONAL FEES			
U.S. TRUSTEE QUARTERLY FEES	1950		
COURT COSTS			
TOTAL DISBURSEMENTS	52576.75		
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)	387.19		
CASH - END OF MONTH	12146.21		

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	/
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	/

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In re	<u>261 EAST 78 KEALY</u>	Case No.	<u>11-15624</u>
Debtor		Reporting Period:	<u>Aug 2013</u>
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES		50626.75	

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In re 261 EAST 75 KENNY
Debtor

Case No. 11-15624
Reporting Period: Aug 2013

STATEMENT OF OPERATIONS (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

	MONTH	CUMULATIVE FILING TO DATE
Rental Income	52963.94	
Additional Rental Income		
Common Area Maintenance Reimbursement		
Total Income (attach MOR-3 (RE) Rent Roll)	52963.94	
Advertising		
Auto and Truck Expense		
Cleaning and Maintenance	50966	
Commissions		
Officer/Insider Compensation*		
Insurance		
Management Fees/Bonuses	14345	
Office Expense	472.05	
Other Interest		
Repairs	27070.76	
Supplies		
Taxes - Real Estate		
Travel and Entertainment		
Utilities	3627.20	
Other (attach schedule)		
Total Operating Expenses Before Depreciation	50545.09	
Depreciation/Depletion/Amortization		
Net Profit (Loss) Before Other Income & Expenses	2418.85	2300.51
Other Income (attach schedule)		
Interest Expense		
Other Expense (attach schedule)		
Net Profit (Loss) Before Reorganization Items		
Professional Fees		
U. S. Trustee Quarterly Fees	1950	
Interest Earned on Accumulated Cash from Chapter 11 (see continuation sheet)		
Gain (Loss) from Sale of Property		
Other Reorganization Expenses (attach schedule)		
Total Reorganization Expenses	1950	
Income Taxes		
Net Profit (Loss)	4068.85	

*"Insider" is defined in 11 U.S.C. Section 101(31).

387.19

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In re

261 EAST 78 REALTY

Case No.

11-15624

Debtor

Reporting Period:

Aug 2013

BALANCE SHEET

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS			
Unrestricted Cash and Equivalents	12146.21		
Restricted Cash and Cash Equivalents (see continuation sheet)			
Accounts Receivable (Net)			
Notes Receivable			
Prepaid Expenses			
Professional Retainers			
Other Current Assets (attach schedule)			
TOTAL CURRENT ASSETS			
PROPERTY AND EQUIPMENT			
Real Property and Improvements	20,000.00		
Machinery and Equipment			
Furniture, Fixtures and Office Equipment			
Leasehold Improvements			
Vehicles			
Less: Accumulated Depreciation			
TOTAL PROPERTY & EQUIPMENT	20,000.00		
Amounts due from Insiders*			
Other Assets (attach schedule)			
TOTAL OTHER ASSETS			
TOTAL ASSETS	20,012.146	21	
LIABILITIES AND OWNER EQUITY			
	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE			
Accounts Payable			
Taxes Payable (refer to FORM MDR-4)			
Notes Payable			
Rent / Leases - Building/Equipment			
Secured Debt / Adequate Protection Payments			
Professional Fees			
Amounts Due to Insiders*			
Other Post-petition Liabilities (attach schedule)			
TOTAL POST-PETITION LIABILITIES			
LIABILITIES SUBJECT TO COMPROMISE			
Secured Debt	12126.49		
Priority Debt			
Unsecured Debt	562.423		
TOTAL PRE-PETITION LIABILITIES			
TOTAL LIABILITIES	12713.012		
OWNER'S EQUITY			
Owner's Equity Account	22190.24	21	
Retained Earnings - Pre-Petition			
Retained Earnings - Post-petition			
Adjustments to Owner Equity (attach schedule)			
Post-petition Contributions (attach schedule)			
NET OWNERS' EQUITY			
TOTAL LIABILITIES AND OWNERS' EQUITY	20012.146	21	

*Insider is defined in 11 U.S.C. Section 101(31).

FORM NO-4 (AE)
2/2008
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FORM NCR-5 (RE)
2/2/08
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In re 261 FIRST ST, CANTON
Debtor

Case No. 11-15624
Reporting Period: Aug 2013

CASH FLOW PROJECTION FOR THE PERIOD _____ THROUGH _____

A cash flow projection must be included for each property. The debtor's cash flow projection may be substituted for this page. Attach additional sheets as needed. This projection needs to be completed at the beginning of the case, every year, or when there are significant changes (i.e. tenant change, rent change, etc.)

Property: _____
Square Footage: _____

*Debtor cash flow statement
substituted for this page*

	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INCOME												
Rental Income												
Additional Rental Income												
Common Area Maintenance Reimbursement												
Total Income												
EXPENSES												
Advertising												
Auto and Truck Expense												
Cleaning and Maintenance												
Commissions												
Officer/Insider Compensation*												
Insurance												
Management Fees/Bonuses												
Office Expense												
Other Interest												
Repairs												
Supplies												
Taxes - Real Estate												
Travel and Entertainment												
Utilities												
Other (attach schedule)												
Total Expenses												
DEBT SERVICE												
Debt Service												
Professional Fees												
U.S. Trustee Fees												
Court Costs												
NET INCOME												
Net Income												
ADDITIONAL ADJUSTMENTS												
Tenant Improvements												
Vacancy Allowance												
Net Cash Flow												

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In re 261 EAST 75 REALTY CORP
Debtor

Case No. 11-15624
Reporting Period: Aug 2013

DEBTOR QUESTIONNAIRE

Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.		Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		/
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		/
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		/
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		/
5	Is the Debtor delinquent in paying any insurance premium payment?		/
6	Have any payments been made on pre-petition liabilities this reporting period?		/
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		/
8	Are any post petition State or Federal income taxes past due?		/
9	Are any post petition real estate taxes past due?		/
10	Are any other post petition taxes past due?		/
11	Have any pre-petition taxes been paid during this reporting period?		/
12	Are any amounts owed to post petition creditors delinquent?		/
13	Have any post petition loans been received by the Debtor from any party?		/
14	Is the Debtor delinquent in paying any U.S. Trustee fees?		/
15	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		/
16	Have the owners or shareholders received any compensation outside of the normal course of business?		/



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STATEMENT OF ACCOUNT

261 EAST 78 REALTY CORPORATION
DIP CASE 11-15624 SDNY
80 PARK AVE APT 10N
NEW YORK NY 10016-2545

Page: 1 of 3
Statement Period: Aug 01 2013-Aug 31 2013
Cust Ref #: 4264954102-039-T-###
Primary Account #: 426-4954102

Chapter 11 Checking

261 EAST 78 REALTY CORPORATION
DIP CASE 11-15624 SDNY

Account # 426-4954102

ACCOUNT SUMMARY

Beginning Balance	11,759.02	Average Collected Balance	21,801.97
Deposits	57,733.94	Annual Percentage Yield Earned	0.00%
		Days in Period	31
Checks Paid	49,711.30		
Electronic Payments	2,850.45		
Other Withdrawals	4,785.00		
Ending Balance	12,146.21		

	Total for This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees (NSF)	\$0.00	\$35.00

DAILY ACCOUNT ACTIVITY

Deposits

POSTING DATE	DESCRIPTION	AMOUNT
8/1	DEPOSIT	8,530.94
8/5	DEPOSIT	17,500.00
8/6	DEPOSIT	4,770.00
8/14	DEPOSIT	22,163.00
8/21	DEPOSIT	4,770.00
Subtotal:		57,733.94

Checks Paid

No. Checks: 11

*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
8/29	1141	16,777.63	8/14	1162	5,000.00
8/5	1157*	8,222.37	8/2	1206*	5,000.00
8/6	1158	5,800.00	8/29	1252*	3,575.00
8/13	1159	2,070.76	8/14	995024*	81.66
8/13	1160	1,950.00	8/13	995025	800.23
8/13	1161	433.65			
Subtotal:		49,711.30			

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
8/13	ELECTRONIC PMT-WEB, CON EDISON ONLINE PMT CKF917792243POS	1,617.69
8/13	ELECTRONIC PMT-WEB, TIME WARNER ONLINE PMT CKF917792243POS	672.18
8/13	ELECTRONIC PMT-WEB, CON EDISON ONLINE PMT CKF917792243POS	409.19
8/13	ELECTRONIC PMT-WEB, CON EDISON ONLINE PMT CKF917792243POS	95.84
8/13	ELECTRONIC PMT-WEB, CON EDISON ONLINE PMT CKF917792243POS	32.15

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.



Bank

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STATEMENT OF ACCOUNT

261 EAST 78 REALTY CORPORATION
DIP CASE 11-15624 SDNY

Page: 3 of 3
Statement Period: Aug 01 2013-Aug 31 2013
Cust Ref #: 4264954102-039-T-###
Primary Account #: 426-4954102

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
8/28	DEBIT CARD PURCHASE, AUT 082813 VISA DDA PUR PACER800 676 6856IR 800 676 6856 * TX 4085404004317701	23.40
Subtotal:		2,850.45

Other Withdrawals

POSTING DATE	DESCRIPTION	AMOUNT
8/8	DEP RETURN CHARGEBACK	4,770.00
8/8	DEP RETURN FEE	15.00
Subtotal:		4,785.00

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
7/31	11,759.02	8/13	10,670.90
8/1	20,289.96	8/14	27,752.24
8/2	15,289.96	8/21	32,522.24
8/5	24,567.59	8/28	32,498.84
8/6	23,537.59	8/29	12,146.21
8/8	18,752.59		

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

Twelve-Month Cash Flow

In Re: 261 East 78 Realty Corporation 11-15624(REG)
80 Park Avenue, 8th Floor
New York, NY 10016

	Beginning	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13
Cash Summary							
Cash on Hand (beginning of month)	33,391	33,391	61,436	42,520	42,110	3,613	1,993
Cash Available (on hand + receipts, before cash out)	33,391	113,567	119,865	101,714	89,922	45,307	50,187
Cash Position (end of month)	33,391	61,436	42,520	42,110	3,613	1,993	8,806

Cash Receipts							
Basement - Esquared	0						
1/F - Dr Michel	0	8,323	8,323	8,531	8,531	8,531	8,531
2/F - Amplitude	0	17,500	17,500	17,500	17,500	17,500	17,500
3/F -	0						
4/F -	0						
5/F - 200 E79	0	11,000	11,000	11,000		(6,500)	
6/F - Mando	0	21,606	21,606	22,163	21,606	22,163	22,163
Tax Escalations	0	21,747	0	0	175		
Total Cash Receipts	0	80,176	58,429	59,194	47,812	41,694	48,194

Cash Paid Out							
Con Edison - Gas and Electric		2,378	2,531	2,450	4,088	2,434	2,026

Time Warner - Telephones	673	673	673	672	672	672
DEP - Water and Sewer	307				272	
Bldg Management/Security	3,400	3,400	3,400	7,400	7,400	5,800
Elevator Maintenance	800	890.69	800.23	800.23	800.23	800.23
Elevator Repair	19,917					
Security Sysytem - ADT						
Computer/Monitor						
Signage				234		
Garbage Removal	82	82	82	82	82	82
TI Basement		69,770	11,200	23,108	28,285	22,000
Leasing Commissions/5th Floor repairs				11,238		
RE Taxes			41,000	38,000		10,000
Insurance						
Management Fees						
Miscellaneous/Admin				686	2393.89	
Professional Fees	20025					
US Trustee	4,550		0	0	975	
Total Cash Paid Out	52,131	77,345	59,604	86,309	43,314	41,380

Fiscal Year Jan-13
Begins:



		Cash					
		Collateral					
Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Budget	deviation
8,806	11,759	12,146	45,730	98,424	151,118		
70,644	64,723	64,840	98,424	151,118	274,052		
11,759	12,146	45,730	98,424	151,118	274,052		
8,531	4,770	4,500	4,500	4,500	4,500		
17,500	8,531	8,531	8,531	8,531	8,531		
	17,500	17,500	17,500	17,500	17,500		
22,163	22,163	22,163	22,163	22,163	22,163		
13643.21					70240		
61,837	52,964	52,694	52,694	52,694	122,934		
1,852	2,155					20800	0.96
							19913.28

